

TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW
OPEN MEETING & PUBLIC HEARING AGENDA
MARCH 15, 2011, AT 7:00 PM

I. Call to order

II. Pledge of Allegiance

III. Roll Call

IV. Pre-Roll

Pre-roll for April 19, 2011.

V. Approval of Minutes

Approval of Minutes for February 10 and 15, 2011.

VI. Public Hearings

1. Continuation of petition #1199 Pearce Construction for Dolph Santello

Requesting a Dimensional Variance under Article VII, Section 218-44 and 218-41 Dimensional Table to construct additions to a Single Family Dwelling closer to property lines and exceeding the allowable lot coverage in an R2A Zone. Premises located at 40 Sonquipaug Road, Charlestown and is further designated as Lot 117-25 on Assessor's Map 17.

2. Petition #1206 Michael A. Quattromani and Karen Hammond

Appealing the decision of the Building Official dated December 13, 2010 under Article VII, Section 218-43B that two non-conforming lots have been merged in an R2A Zone. Premises located at 45 Starrett Drive, Charlestown and is further designated as Lot 78 and 78-1 on Assessor's Map 10.

3. Petition #1209 Holly Mastroianni

Requesting a Special Use Permit and Dimensional Variance under Article VI, Section 218-37 I(10) to allow a Commercial Kennel on a lot with less area than required in an R3A Zone. Premises located at 95 Old Coach Road, Charlestown and is further designated as Lot 151 on Assessor's Map 23.

4. Petition #1211 Kenneth M. Senecal

Requesting a Special Use Permit under Article I, Section 218-3 and Article VI, Section 218-39D to move and rebuild a non-conforming accessory structure in an R2A Zone. Said structure will be moved to conform to the dimensional requirements of Article VII, Section 218-41, however will remain non-conforming by use per Article I, Section 218-3 (2 dwellings on 1 lot). Premises located at 19 Jacqueline Lane, Charlestown and is further designated as Lot 117 on Assessor's Map 17.

The public is welcome to any meeting of the Zoning Board of Review. If communication assistance (readers/interpreters/captions) is needed or any other accommodation to ensure equal participation, please contact (711-364-1240) at least three (3) business days prior to the meeting.

In accordance with Federal law and U.S. Dept. of Agriculture policy, the Town of Charlestown is prohibited from discrimination on the basis of race, color, national origin, sex, age or disability. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington DC 20250-0410 or call 800-795-3272 (voice) or 202-720-6382 (TDD).

5. Petition #1212 Peter Twombly, AIA, Estes/Twombly Architects for Michael and Joy Millette

Requesting a Dimensional Variance under Article VII, Section 218-40 Dimensional Regulations to construct additions to a non-conforming structure closer to property lines than allowed in an R2A Zone. Premises located at 128 Ocean View Avenue, Charlestown and is further designated as Lot 154 on Assessor's Map 2.

6. Petition #1213 Margaret L. Hogan, Esquire for Thomas & Theresa Broderick

Requesting a Dimensional Variance under Article VII, Section 218-41, Dimensional Regulations to demolish and rebuild a Single Family Dwelling closer to property lines than allowed in an R20 Zone. Premises located at 2 Third Street, Charlestown and is further designated as Lot 372 on Assessor's Map 9.

VII. Public Comment

VIII. Discussion among members

IX. Adjournment

All petitions may be reviewed in detail in the Building Official's office during regular office hours. A forty-eight (48) hour notice is required for persons with sensory impairment needing auxiliary aids.

Respectfully submitted,
Ellen A. Hefler, Clerk
Zoning Board of Review

Posted 2-25-11
Posted to web sites 2-25-11
Faxed to library 2-25-11

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